



City of Richmond

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Agenda

Planning Commission

Monday, November 2, 2020

1:30 PM

5th Floor Conference Room

This meeting will be held through electronic participation means

This meeting will be held through electronic communication means pursuant to and in compliance with Ordinance No. 2020-093, adopted April 9, 2020, as amended. This meeting will be open to participation through electronic communication means by the public and closed to in-person participation by the public.

Most, if not all, Planning Commission members and other staff will participate in this meeting by teleconference/videoconference via Microsoft Teams. Those who may be assembling for this meeting will do so in the 5th Floor Conference Room of City Hall at 900 East Broad Street in Richmond, Virginia 23219.

Special Guidelines for Public Access and Citizen Participation:

To access or participate, or both, in the Planning Commission meeting on Monday, November 2, 2020, at 1:30 p.m., you have several options outlined in the following document:

1. [PDRPRES 2020.067](#) Public Access and Participation Instructions - Planning Commission 11/2/20

Attachments: [Public Access and Participation Instructions - Planning Commission 11/2/20](#)

Citizens are encouraged to provide their comments in writing to PDRLandUseAdmin@richmondgov.com in lieu of speaking through audio or video means during the meeting.

When submitting your comments by email, be sure to include in your email (i) your full legal name, (ii) any organizations you represent, and (iii) any economic or professional relationships that would be affected by the adoption of the legislation on which you are commenting.

The person responsible for receiving written comments is Matthew J. Ebinger, Secretary to the Planning Commission.

All written comments received via email prior to 10:00 a.m. on Monday, November 2, 2020, will be provided to all members of the Planning Commission prior to the beginning of the meeting and will be included in the record of the meeting.

Call To Order

Roll Call

Chair's Comments**Approval of Minutes****Director's Report**

- Council Action Update
- Richmond 300 Update

Consideration of Continuances and Deletions from Agenda

2. [ORD. 2020-177](#) To authorize the special use of the properties known as 618 North 32nd Street and 620 North 32nd Street for the purpose of permitting the expansion of an existing adult care residence from 27 residents to 40 residents, upon certain terms and conditions.

Attachments: [Ord. No. 2020-177](#)
[Application Form](#)
[Applicant's Report](#)
[Applicant's Letter](#)
[Management Plan](#)
[Plans & Survey](#)
[Letters of Support](#)
[Letters of Opposition](#)

Request to continue to the December 7, 2020 meeting of the Planning Commission.

Consent Agenda

3. [ORD. 2020-225](#) To amend Ord. No. 71-180-163, adopted Jun. 14, 1971, as previously amended by Ord. No. 81-204-199, adopted Nov. 23, 1981, which authorized the special use of the property known as 3800 Grove Avenue for the purpose of doctors' offices, permitted an addition at the rear entry way, and authorized the erection of an accessory utility building, to also allow other office uses and personal service uses.

Attachments: [Staff Report](#)
[Ord. No. 2020-225](#)
[Application Form and Applicant's Report](#)
[Map](#)

4. [ORD. 2020-227](#) To authorize the special use of the property known as 320 Hunt Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2020-227](#)
[Application Form and Applicant's Report](#)
[Plans & Survey](#)

5. [ORD. 2020-228](#) To authorize the special use of the property known as 414 Milton Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2020-228](#)
[Application and Narrative](#)
[Plans & Survey](#)
[Map](#)

6. [ORD. 2020-229](#) To authorize the special use of the property known as 3406 East Broad Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2020-229](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Letter of Support Church Hill Association](#)
[Letter of Opposition](#)

7. [ORD. 2020-230](#) To authorize the special use of the property known as 3411 Kensington Avenue for the purpose of an existing multifamily dwelling and a new two-family detached dwelling, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2020-230](#)
[Application Form and Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Letter of Support](#)

The consent agenda consists of items that appear relatively non-controversial in nature and for which there was no known opposition at the time this agenda was set. The Consent Agenda items will be considered by the Commission as a group, and there will be a single combined staff presentation and a single combined public hearing held for all items listed on the Consent Agenda.

Regular Agenda

8. [ORD. 2020-226](#) To amend Ord. No. 2013-156-154, adopted Sept. 9, 2013, as previously amended by Ord. No. 2013-208-197, adopted Oct. 28, 2013, which

authorized the special use of the property known as 2501 Monument Avenue for the purpose of a museum for architecture and design and a lodging unit and imposed as a condition on the special use of such property a 150-person attendance limit for all reception events, to permit a dwelling unit and retail space and to impose as a condition on the special use of such property a 300-person attendance limit for all reception events instead of a 150-person attendance limit for all reception events.

Attachments:[Staff Report](#)[Ord. No. 2020-226](#)[Application Form & Applicant's Report](#)[Management Plan](#)[Management Plan_04 Nov 2020 Amendment](#)[Map](#)[Additional Letters and Petitions of Opposition](#)[Letters of Opposition](#)[Letter of No Opposition_Fan District Association](#)[Letter of Support_Robinson Street Association](#)[Letter of Support_Monument Ave Preservation Society](#)[Letter of Support_Historic Richmond Foundation](#)[Letter of Support_Fan Area Business Alliance](#)[Letters of Support](#)[Additional Letters of Support](#)[Additional Letter of Support](#)[Additional Letter of Support](#)[Staff Presentation](#)[Applicant's Presentation](#)

9. [CPCR.2020.058](#) Resolution to declare an intent to amend Chapter 30 of the Code of the City of Richmond as part of the recodification process.

Attachments:[Staff Report](#)[Resolution](#)**Upcoming Items****Adjournment**